

PRICE REDUCTION OF \$1.1M!
NEW PRICE: \$12,195,000.00 (\$108 SF)

DALE STREET

**TWO INDUSTRIAL BUILDINGS TOTALING 23,375 SF
ON A 2.59 ACRE PARCEL**

**FOR SALE/LEASE 11121 DALE STREET
STANTON | CA**

FOR MORE INFORMATION, CONTACT EXCLUSIVE LISTING AGENTS:



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**FIFTEEN (15)
EXTERIOR DOCK HIGH
LOADING POSITIONS**



**LARGE 2.59
ACRE PARCEL
(112,820 SF PARCEL)**



**BELOW MARKET
SELLER FINANCING
AVAILABLE AT 5.5%**



**EXISTING CUP
ALLOWING
TRUCKING & FREIGHT
OPERATIONS**



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BELOW MARKET SELLER FINANCING TERMS AVAILABLE!

**NO POINTS, NO FEES & NO APPRAISAL REQUIRED
LONG TERM, FIXED INTEREST RATE OF 5.5%!!! MAJOR PRICE REDUCTION!!!**

**23,375 SF
TWO IND. BLDGS.
ON 2.59 ACRE
PARCEL**

FOR SALE/LEASE
11121 DALE STREET
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PROPERTY HIGHLIGHTS

Address	11121 (and 11081) Dale Street, Stanton, CA
Building Size	23,375 SF (Bldg 1 + Bldg 4)
Site Size	2.59 Acres; entirely fenced & paved 112,820 SF Parcel
APN:	131-112-10
Dimensions	405' (Street Frontage) x 551' x 682'
Zoning	Industrial General (IG) with General Mixed Use Overlay (GLMX)
Parking	Potentially over 10:1,000
Sale Price	\$12,195,000.00 (\$108 SF on Land)
Lease Rate	\$68,820.00/Month Gross (\$0.61 PSF on the land)



BLDG. 1 11121 DALE STREET

- 19,375 SF Freestanding CTU
- 5,400 SF of 2 Story Office with Six (6) Restrooms
- *Bonus 6,300 SF of Covered/ Sprinklered Loading Docks
- Up to Fifteen (15) Dock High Positions
- Two (2) Ground Level Loading Doors (Ramps)
- 14.5'-16' Warehouse Clear Height
- Free Span Warehouse
- 5,000 SF of Outside Covered Storage
- 400A, 120/240V Electrical Service
- Sprinklered
- Secured Front Parking
- Warehouse Skylights

BLDG. 3

- *Bonus 5,000 SF Metal Building
- Power & Lighting
- One (1) Ground Level Loading Door

BLDG. 4 11081 DALE STREET

- 4,000 SF Freestanding Industrial Building
- Block Wall & Gated Yard
- One (1) Ground Level Loading Door

BLDG. 2

- *Bonus 1,627 SF Metal Building
- Power & Lighting
- One (1) Ground Level Loading Door



**ABOUT
THE
PROPERTY**

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BELOW MARKET, SELLER FINANCING TERMS AVAILABLE !

HASSLE FREE FINANCING, NO ORIGATION POINTS, NO FEES & NO APPRAISAL

FINANCING TERMS

Down Payment	\$2,400,000.00
Seller Carryback Loan Amount:	\$9,795,000.00
Fixed Interest Rate:	5.5%
Amortization:	25 Years
Term/Loan Due:	10 Year (120 months)

INTEREST & PRINCIPAL MONTHLY

Monthly Loan Payment:	\$60,149.87 (Principal + Interest Payment)
Est. Monthly Tax Write-Offs:	-\$18,044.00 (write off-interest on loan, depreciation & lease)
Net Cost of Ownership:	\$42,104 a month (\$0.37 SF on land) (w/out appreciation)

Advise verifying the write offs with a tax professional, as results will vary

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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YARD + PARKING

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WAREHOUSE



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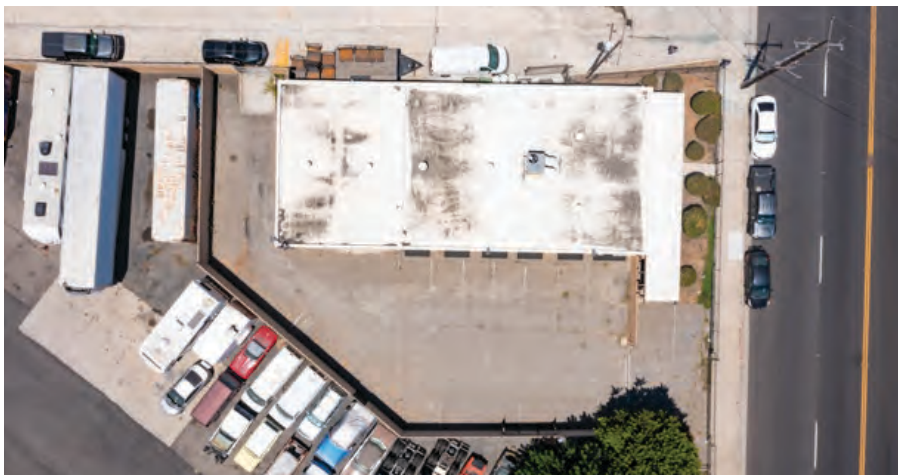


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11081 DALE ST., STANTON, CA



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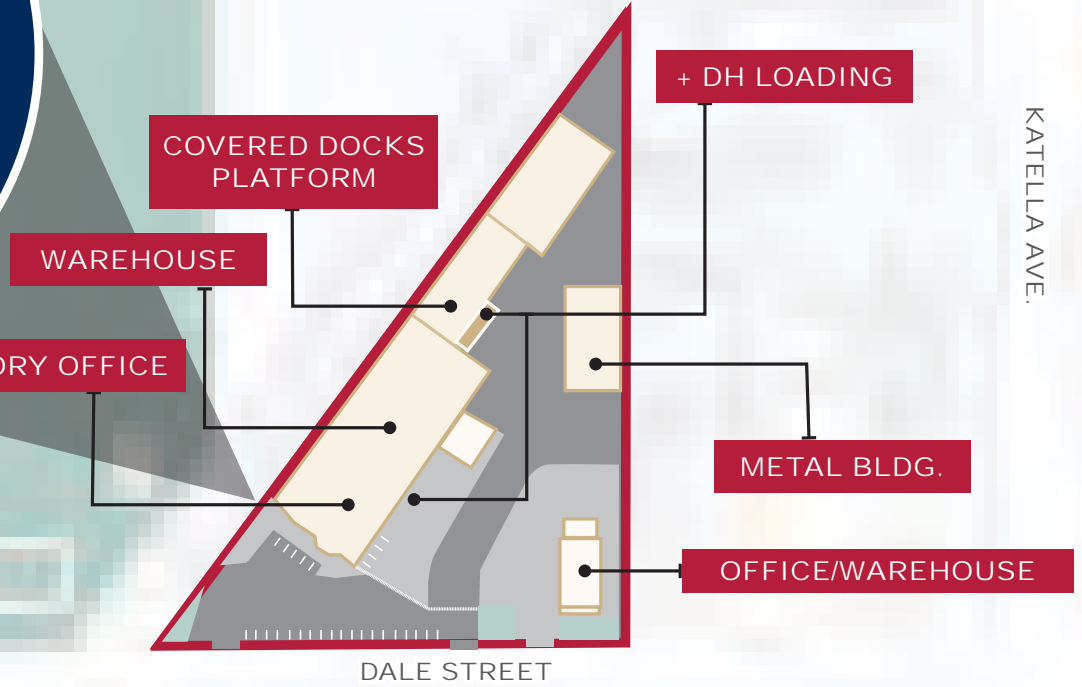
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SITE PLAN + AERIAL

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EXISTING SITE PLAN

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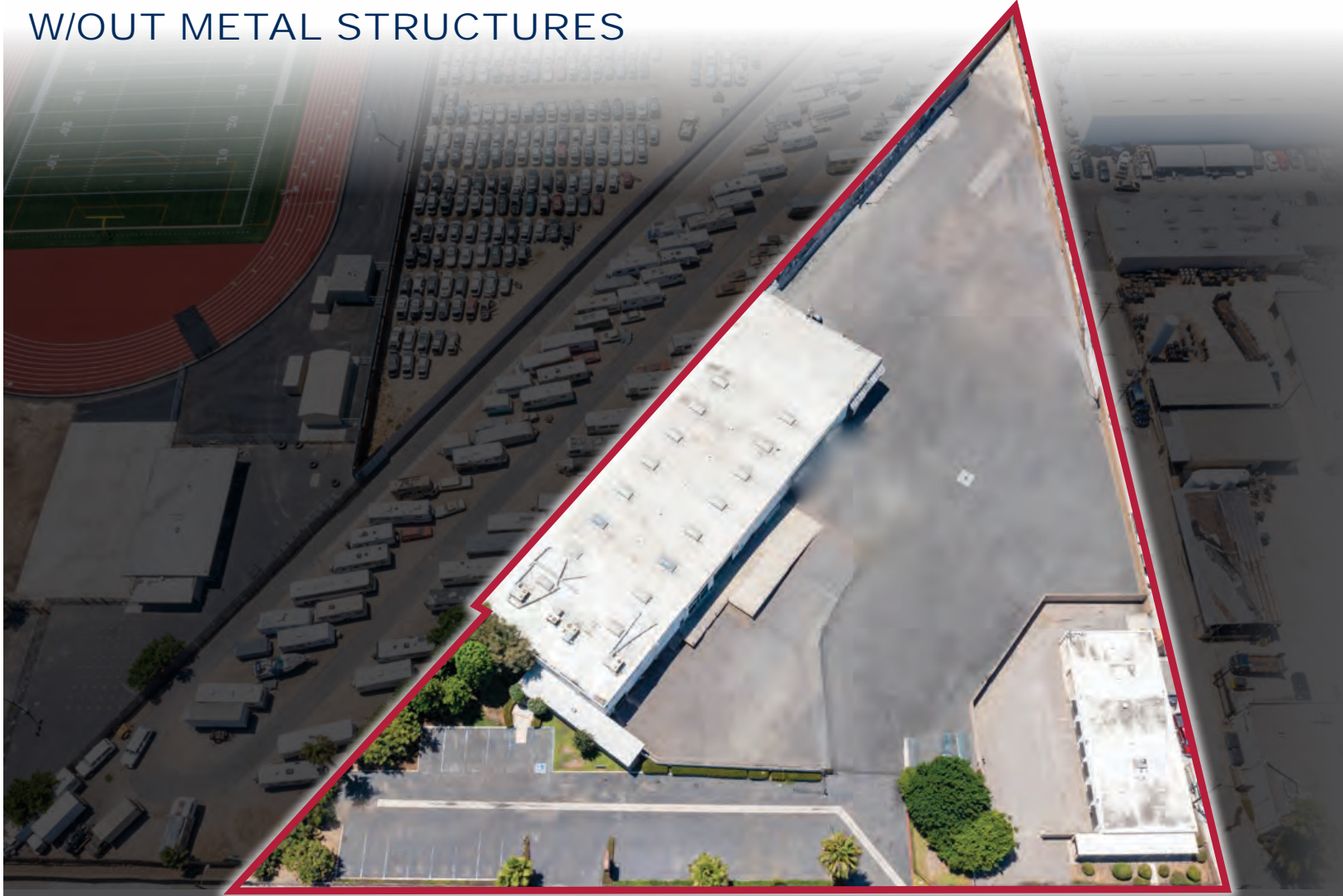


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CONCEPTUAL SITE PLAN W/OUT METAL STRUCTURES



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LOCATION MAP



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SNAPSHOT

STANTON

The City of Stanton is located in northwestern Orange County. With a population of more than 39,000 in 3.1 square miles, residents enjoy a small town, close-knit community feeling. The City was incorporated in 1956 and has enjoyed growth and prosperity since that time. The City's motto - Community Pride and Forward Vision identifies Stanton as a place where innovation and pride in the community are an important aspect of life. Residents enjoy major retail opportunities, active civic volunteers and business-friendly City organizations. Residents benefit from a wide variety of activities and resources provided by the City, including great parks, a family resource center for mental health and family services, annual holiday events and a variety of recreational programs.

In recent years, Stanton has experienced rapid growth in the commercial, industrial and residential sectors, creating a well-balanced community. Our Community & Economic Development Department has been extremely successful in improving the quality of life in the City through the revitalization of its commercial and residential areas.

The City of Stanton, a municipal corporation, operates under the Council-Manager form of government and provides a full range of quality municipal services through its various operating departments and contracted services. As such, every citizen in the City is a stakeholder entitled to be heard on City issues.

ZONING

ZONING: Industrial General (IG)

OVERLAY: General Mixed-Use Overlay (GLMX)

EXISTING CONDITIONAL USE PERMIT C00-04:

To allow Trucking & Freight Operations.

- Any containers located on site shall be of a temporary nature in areas designated for loading and shall not occupy any area designated vehicle parking.

(IG) DEVELOPMENT STANDARDS:

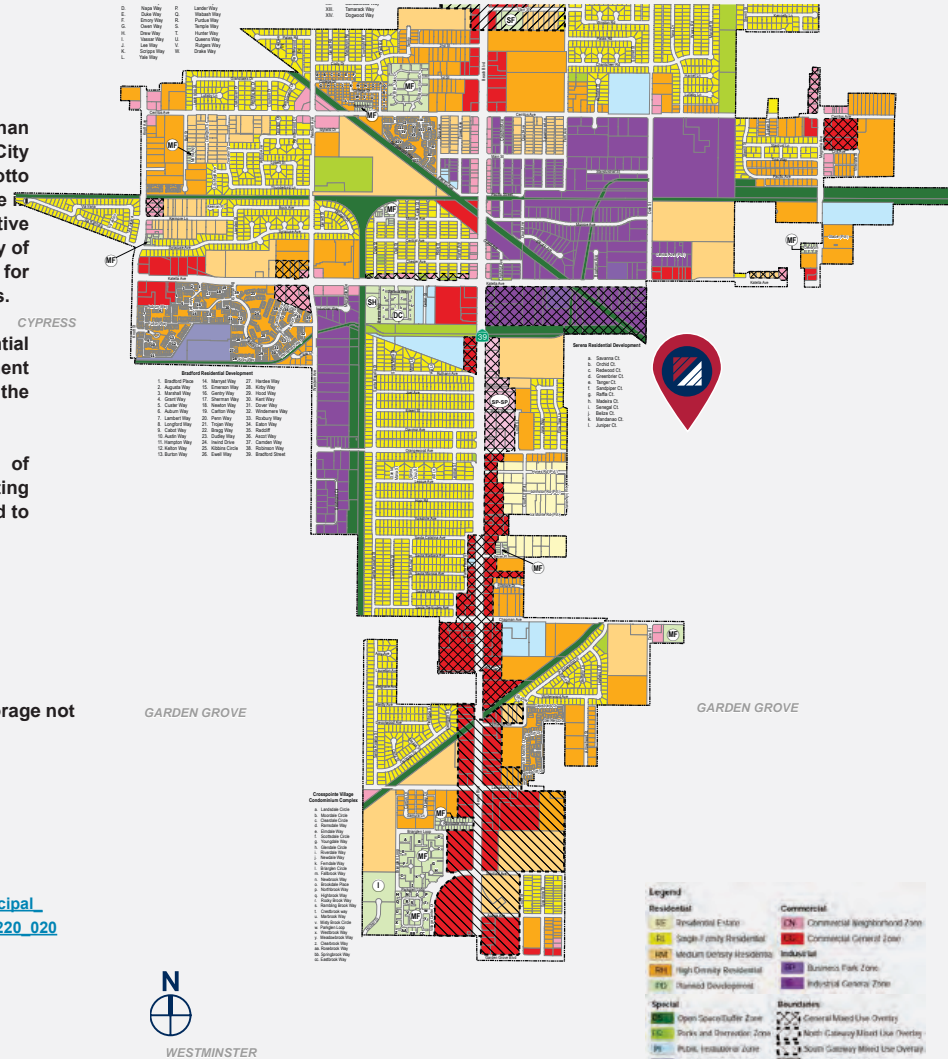
Max FAR: 1.0
Structure Coverage Ratio: 75%
Max Bldg Height: 32'

https://library.qcode.us/lib/stanton_ca/pub/municipal_code/item/title_20-article_2-chapter_20_220-20_220_020

PERMITTED USES: Industrial General (IG)

- Building/Landscape Materials Sales (max 50% outdoor sales area)
- Equipment Sales – Heavy (Outdoor storage not visible from public right-of-way)
- Outdoor Storage
- Personal Storage Facility
- Equipment Rental, Repairs, and Sales (Light & Heavy)
- Plant Nurseries

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